

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
SPECIAL HEARING		
W/S Main Street, 221' S	*	DEPUTY ZONING COMMISSIONER
centerline of Bond Avenue		
4th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
(316 Main Street)	*	CASE NO. 02-217-ASPH
Issa Ghassan Aziz	*	
Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owner of the subject property, Issa Ghassan Aziz. The property is located at 316 Main Street in the Reisterstown area of Baltimore County. The subject property is zoned BL. The Petitioner herein seeks an Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze a section of a historic property and add a new addition, as approved by the Landmarks Preservation Commission on November 8, 2002. This building is listed on the Maryland Historical Trust (MHT) Inventory as a contributing structure in the Reisterstown National Register Historic District. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope purpose,

02-217-ASPH
 1/14/02
 Issa Ghassan Aziz

and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on November 29, 2001. There had been one request for a public hearing that was subsequently cancelled and no further requests were made by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

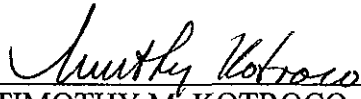
The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 21,780 sq. ft., more or less, zoned BL. The information submitted is persuasive to a finding that the proposed addition is consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on November 8, 2001. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

RECEIVED
1/14/02
R. J. Quinn

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of January, 2002, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze a section of a historic property and add a new addition, as approved by the Landmarks Preservation Commission on November 8, 2002, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

FILED
1/14/02
R. J. JAMESON



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 14, 2002

Lawrence M. Hammond
Hammond & Hammond, LLC
465 Main Street
Reisterstown, Maryland 21136

Re: Petition for Administrative Special Hearing
Case No. 02-217-SPH
Property: 316 Main Street

Dear Mr. Hammond:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Issa Ghassan Aziz
22 Dragoon Court
Reisterstown, MD 21136

Mr. John Kum Pulainen
P. O. Box 825
Reisterstown, MD 21136

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 316 MAIN STREET, REISTERSTOWN, MD.
which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

RAZE AND CONSTRUCT AN ADDITION TO BUILDING.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Lawrence M. Hammond

Name - Type or Print

Signature

HAMMOND + HAMMOND, LLC

Company

465 MAIN STREET

Address

410-833-7576

Telephone No.

REISTERSTOWN

City

MD

State

21136

Zip Code

Legal Owner(s):

ISSA GHASSAN AZIZ

Name - Type or Print

ISSA GHASSAN AZIZ

Signature

Name - Type or Print

Signature

22 DRAGON CT.

Address

Telephone No.

REISTERSTOWN

City

MD

State

21136

Zip Code

Representative to be Contacted:

JOHN KUMPUAINEN

Name

P.O. Box 825

Address

410-517-1803

Telephone No.

REISTERSTOWN, MD

City

MD

State

21136

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 02-217-SPH

Reviewed By D. THOMPSON Date 11/21/01

Estimated Posting Date 12/02/01

REV 9/18/98

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

22 DRAGON CT
Address

Reisterstown
City

MD
State

21136
Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

ISSA GHASSAN AZIZ
Signature

Signature

ISSA GHASSAN AZIZ
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of Nov., 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Issa Ghassan Aziz

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Nov. 1, 2001
Date

Carolyn A. Allen
Notary Public

My Commission Expires July 14, 2003

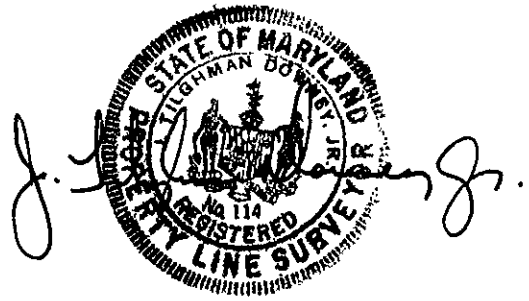
REN 9/13/98



CAROLYN A. ALLEN
Notary Public
Baltimore Co., MD
My Comm. Exps. July 14, 2003

ZONING DESCRIPTION FOR #316 MAIN STREET

Beginning for a point on the west side of Main Street which is 66 feet wide at a distance of 224 feet south of the centerline of Bond Avenue which is 40 feet wide. As recorded in Deed Liber 15020, folio 66 and thence running S 13 degrees 15 minutes E, 66 feet; thence S 80 degrees W, 330 feet; thence N 13 degrees 15 minutes W, 66 feet and thence N 80 degrees E, 330 feet to the point of beginning. Containing 21,780 square feet. Also known as #316 Main Street and located in the 4th. Election District, 3rd. Councilmanic District.



J. Tilghman Downey, Jr.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060*

No. 00

AMOUNT \$ 250.00

FOR: PET. FOR ~~W~~ ADJ. SPECIAL HEARING - ~~II~~

ITEM 217 - 316 MAIN ST. BY

YELLOW - CUSTOMER

D. THOMPSON

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 08857

DATE 12-18-01 ACCOUNT 001-006-6150

AMOUNT \$ 40.00

RECEIVED
FROM:

FOR:

SECTION
CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
12/18/2001 12/18/2001 10:26:42
REF M974 CASHIER DOOL EMB DRIVER
RECEIPT # 168957
DEPT 5 E28 ZONING VERIFICATION
CR NO. 008827

Receipt Tot 40.00
40.00 00 00
Baltimore County, Maryland

CASHIER'S VALIDATION

JAMES A. EICKHOFF, O.D. / HAROLD D. ROWE, O.D.

Baltimore County Government

Hearing for 316 Main St

12/14/2001

12722

40.00

Cash - Checking Alf Permit Fee for Admin Hearing Case # 20-21

40.00

CERTIFICATE OF POSTING

RE: Case No.: 02-217-SPH

Petitioner/Developer: _____

ISSA GHASSAN AZIZ

Date of Hearing/Closing: 12-17-01

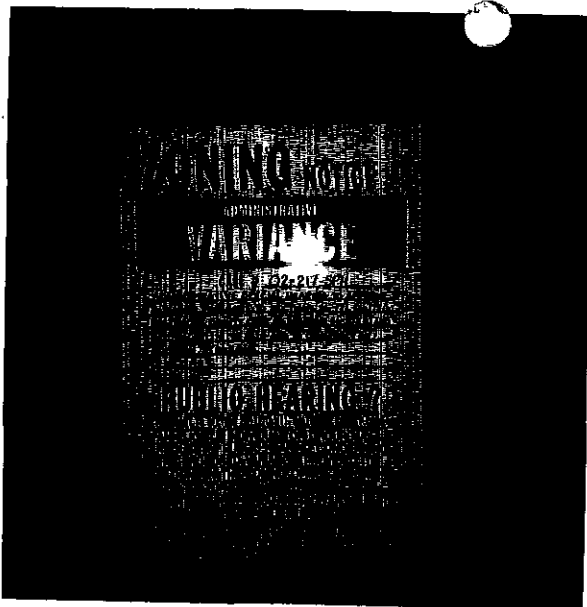
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 316 MAIN STREET
REISTERSTOWN, MD 21136

The sign(s) were posted on NOVEMBER 29, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 11/29/01
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-2175PH

Petitioner: LAWRENCE M. HAMMOND (ATTY)

Address or Location: 316 MAIN STREET, REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: ISSA GHASSAN AZIZ

Address: 22 DRAGON COURT
REISTERSTOWN, MD 21136

Telephone Number: 443-956-1887

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 02- 217 -SPH

Address 316 MAIN ST., 21136

Contact Person: DONNA THOMPSON

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/21/01

Posting Date: 12/02/01

Closing Date: 12/17/01

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 02- 217 -SPH

Address 316 MAIN ST., 21136

Petitioner's Name ISSA GHASSAN AZIZ

Telephone _____

Posting Date: 12/02/01

Closing Date: 12/17/01


Wording for Sign: Administrative Special Hearing to approve A WAIVER PURSUANT TO
SECTIONS 26-171, 26-172(b), BALTIMORE COUNTY CODE OF SECTIONS 26-203
(C)(8) AND SECTION 26-218 TO RAISE AND TO CONSTRUCT^{AN} ADDITION
TO BUILDING.

WCR - 6/28/00

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** January 11, 2002
Department of Permits & Development Mgmt.

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 206,
208, 209, 210, 211, 212, 213, 215, 216,
217 218, 219, and 220


The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 208,
209, 210, 211, 212, 213, 215, 216, 217,
218, 219, and 220
REVISED January 23, 2002
(Item No. 206 has been removed from
the above items and has been updated.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: January 7, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: No. 316 Main Street

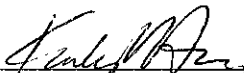
INFORMATION

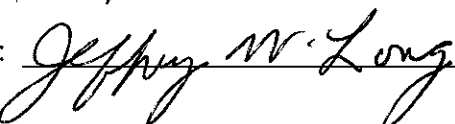
Item Number: 02-217-SPH
Petitioner: John Kumpulainen (representative)
Zoning: BL
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The log structure at 316 Main Street is listed on the Maryland Historic Trust (MHT) Inventory as a contributing structure in the Reisterstown National Register Historic District.

On November 8, 2002 the LPC unanimously agreed to recommend a finding to the hearing officer that the addition as proposed was consistent with Section 26-278, must be preserved. The architect for the project, Mr. Bill Keeney, agreed that no other cuts or windows other than those for the rear connection would be made to the log portion, that the original windows would be retained, and that the original siding would be rehabilitated.

Prepared by: 

Section Chief: 

AFK:KA:kra

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 25, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 316 Main Street

INFORMATION

Item Number: 02-217-SPH

Petitioner: John Kumpulainen (representative)

Zoning: BL

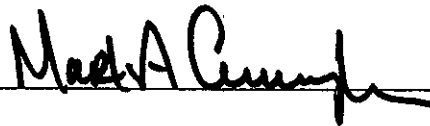
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The log structure at 316 Main Street Road is listed on the Maryland Historic Trust (MHT) Inventory as a contributing structure in the Reisterstown National Register Historic District.

On November 8, 2001 the LPC unanimously agreed to recommend a finding to the hearing officer that the addition as proposed was consistent with Section 26-278, must be preserved. The architect for the project, Mr. Bill Keeney, agreed that no other cuts or windows other than those for the rear connection would be made to the log portion, that the original windows would be retained, and that the original siding would be rehabilitated.

Prepared by:



Section Chief:



AFK:MAC:kra

RE: PETITION FOR SPECIAL HEARING
316 Main Street, W/S Main St,
224' S of c/l Bond Ave
4th Election District, 3rd Councilmanic


Legal Owner: Issa Ghassan Aziz
Petitioner(s)

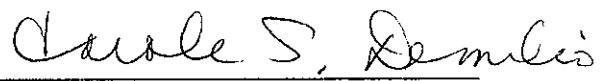
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-217-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Lawrence Hammond, Esq., 465 Main Street, Reisterstown, MD 21136, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 27, 2001

Lawrence M Hammond
Hammond & Hammond
465 Main Street
Reisterstown MD 21136

Dear Mr. Hammond:

RE: Zoning Case Number: 02-217-SPH

The purpose of this letter is to officially notify you that the demand for a public hearing has been withdrawn. As a result, your hearing scheduled has been cancelled.

The zoning file will be forwarded to the Zoning Commissioner and he will make a final determination in the case. You will be notified in writing by his office once the decision has been made.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor
Zoning Review

WCR: gdz

C: Issa G. Aziz, 22 Dragoon Court, Reisterstown 21136
Harold D Rowe MD, Doctors of Optometry, 310 Main Street,
Reisterstown 21136



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 26, 2001

Issa Ghassan Aziz
22 Dragoon Court
Reisterstown MD 21136

Dear Mr. Aziz:

RE: Demand for Public Hearing, Administrative Variance, Case Number 02-217-SPH

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on December 17, 2001 for a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor
Zoning Review

WCR: gdz

C: Harold D Rowe, Doctors of Optometry, 310 Main Street, Reisterstown 21136

Come visit the County's Website at www.co.ba.md.us



12/20/01

12/24/01
WCR
P: George
ok
12/26/01
uu

EDY

Mr. Arnold Jablon
Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

Subsequent to a meeting yesterday with representatives from the owner of property located at 316 Main Street, Reisterstown, MD 21136, I would like to cancel my earlier formal request for a Public Hearing on Case # 02-217-SPH.

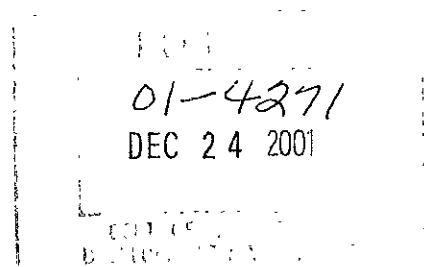
This meeting clarified some issues for me and I find that it is now not necessary to proceed with a formal Public Hearing at this stage in their construction plans.

Please notify all those involved, that I have elected not to proceed with a hearing on Case # 02-217-SPH at this time. Thank you.

Sincerely



Harold D. Rowe, etal



12/17/01
WJR

James A. Eickhoff, O.D.
Harold D. Rowe, O.D.
Doctors of Optometry

Dear Mr. Tablow:

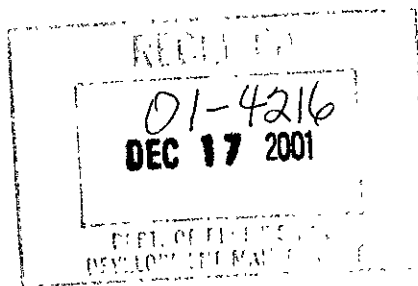
Please accept this letter as a formal request for a Public Hearing on the
Case # 02-217-SPH located at 316 Main ST, Reisterstown,
Md. 21136.

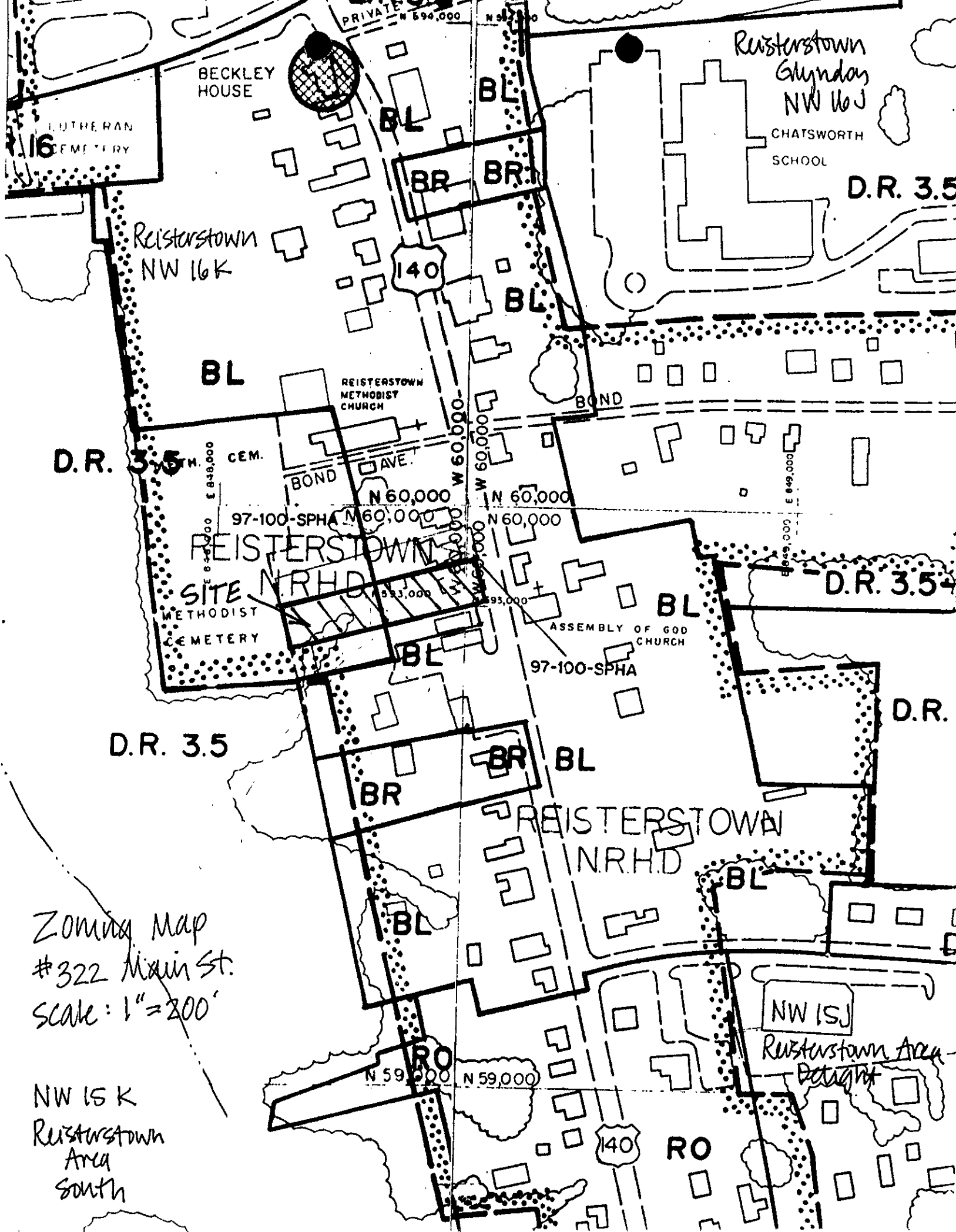
I am an immediate next door neighbor and I have been unable to
secure answers to several questions regarding this case even after
repeated attempts and many phone calls.

Enclosed is a check for 40.00 to process my request

Thank you,

Harold D Rowe, et al.







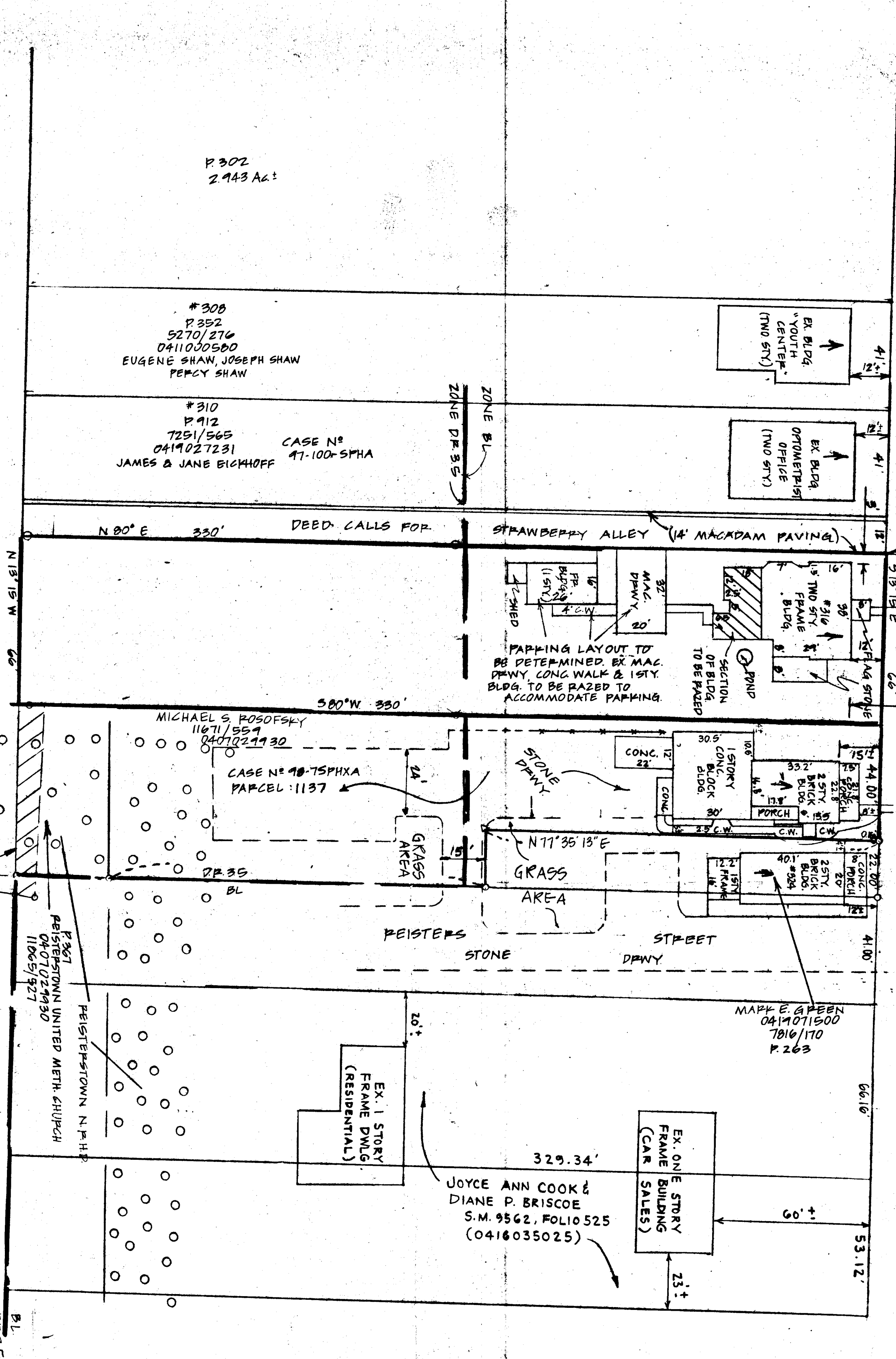
SITE PLAN SURVEYING, INC.
205 E. JORDAN ROAD
SHELLE BUILDING, ROOM 10
TOWSON, MD 21206
(410) 828-4000

PEISTERSTOWN UNITED METHODIST CHURCH
PARCEL 152
1700002183
5515/120

WINDSOR REALTY, INC.
2724/142

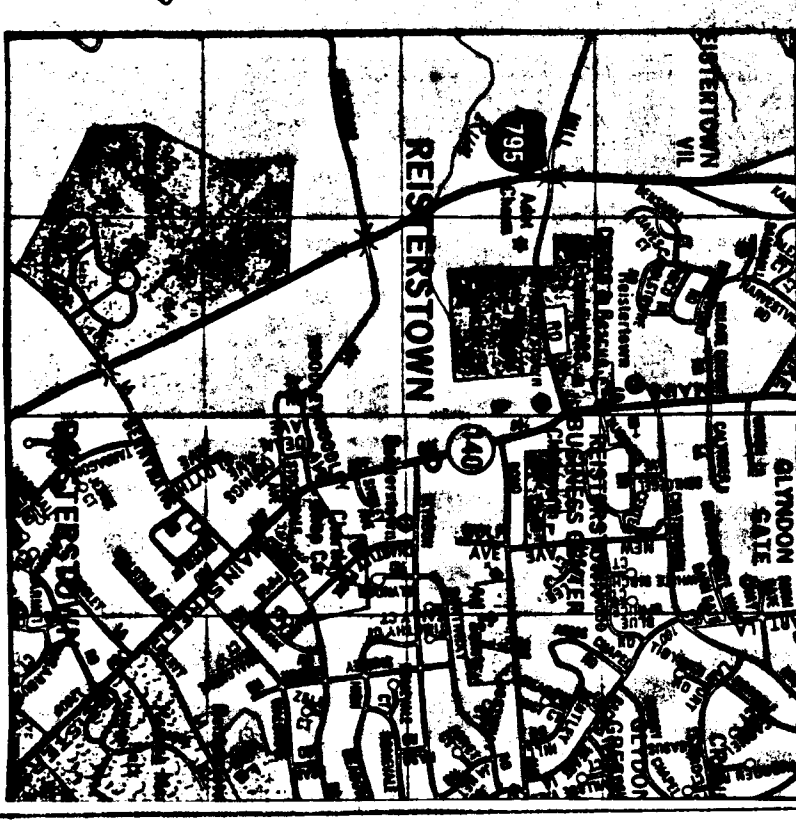
OWNER: 2534 CHASSAN AZZ
22 DRAGON COURT
PEISTERSTOWN, MD 21156
(410) 833-7576 LAWRENCE H. HANAMOND, ESQ.
ATTORNEY FOR PETITIONER

PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE SPECIAL HEARING
#316 MAIN STREET
TAX MAP: 48 GRID: 17 PARCEL: 671
TAX ACCOUNT NO.: 0402002101
DEED REF: 15020166
BALTIMORE COUNTY MARYLAND
ELECTION DISTRICT NO. 4
SCALE: 1" = 80'
NOVEMBER 13, 2001
(7907) 83416



MARYLAND ROUTE 140
PEISTERSTOWN ROAD (MAIN STREET)
66' PW
84.2' PAVING
CENTERLINE OF ROAD
POB 224' FROM & OF
BOUNDARY
(40' HW)

Det. Ex. #1



- GENERAL NOTES:
1. ZONING: DL & DR 3.5: 0.342 AC. & 0.250 AC. RESPECTIVELY
 2. 200' SCALE MAP: NW 15 & 16 K & 53 J
 3. COUNCILMANIC DISTRICT: 5
 4. LOT AREA: 21,780 SQ. FT. OR 0.50 ACRES
 5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 6. NOT LOCATED IN A 100 YEAR FLOODPLAIN AREA
 7. NO PRIOR ZONING HISTORY
 8. DEC NO. 11901
 9. PROPERTY LOCATED IN THE PEISTERSTOWN M.A.H.D.
 10. PARKING REQUIRED: 3,500 SQ. FT. = 85 SPACES
 11. PARKING PROPOSED: PARKING LAYOUT TO BE DETERMINED
 12. PARKING PROPOSED: PARKING LAYOUT TO BE DETERMINED
 13. TOTAL AREA OF EXISTING BUILDING: 2276 SQ. FT.
 14. Maryland Historical Inventory # 041232
 15. ZONE: C
 16. PROPOSED USE: OFFICE
 17. TOTAL AREA OF EXISTING BUILDING: 2276 SQ. FT.
 18. Maryland Historical Inventory # 041232